

Northampton County Reporter

(USPS 395-280)

VOL. LIX

EASTON, PA April 13, 2017

NO. 67

Georgeanna Ramos, Plaintiff v. James Frasca and Federal Express Corp., Defendants

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INSERT: Yellow: 1. 2017 Calendar

2. "Hearings before the Divorce Master: What You Need to Know"

3. Quarterly Association Meeting

4. Norfolk Tides vs. Lehigh Valley Iron Pigs

NOTICE TO THE BAR...

Northampton County Formal Arraignment Changes

Please be advised that the arraignments scheduled for **June 8, 2017** have been cancelled.

Additionally, arraignments on **Thursday, July 20, 2017** have been moved to **Wednesday, July 19, 2017**.

If you have any questions, please call the Court Administrator's Office at 610-829-6700.

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Northampton County Reporter
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The Northampton County Reporter will be published every Thursday by the Northampton County Bar Association, 155 South Ninth St., Easton, PA 18042-4399. All legal notices relating to the business of the county, are required by rule of Court, to be published in this Journal. All legal notices must be submitted in typewritten form and are published exactly as submitted by the advertiser. Neither the Law Reporter nor the printer will assume any responsibility to edit, make spelling corrections, eliminate errors in grammar or make any changes to content.

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Ralph J. Bellafatto, Esquire
Editor

NOTICE TO NCBA MEMBERS – BAR NEWS

Quarterly Association Meeting and Malpractice Avoidance Seminar

Thursday, May 18, 2017

Registration form inside.

Barristers Boast

Have you received an honor or award for community work? Do you have a new grandchild? Have you heard good news about one of your NCBA colleagues that should be shared?

Good news items about fellow members should be sent to:
marybeth@nrcobar.org.

EARTH DAY – APRIL 22, 2017

We do not inherit the earth from our ancestors, we borrow it from our children. ~
Native American Proverb

ESTATE AND TRUST NOTICES

Notice is hereby given that, in the estates of the decedents set forth below, the Register of Wills has granted letters testamentary or of administration to the persons named. Notice is also hereby given of the existence of the trusts of the deceased settlors set forth below for whom no personal representatives have been appointed within 90 days of death. All persons having claims or demands against said estates or trusts are requested to make known the same, and all persons indebted to said estates or trusts are requested to make payment, without delay, to the executors or administrators or trustees or to their attorneys named below.

FIRST PUBLICATION**BENDER, BRENDA L. a/k/a**

BRENDA BENDER, dec'd.

Late of the Township of Bushkill, Northampton County, PA

Executor: Robert L. Bender, Jr. c/o John Molnar, Esquire, The Molnar Law Offices, Wind Gap Professional Center, 6697 Sullivan Trail, Wind Gap, PA 18091

Attorneys: John Molnar, Esquire, The Molnar Law Offices, Wind Gap Professional Center, 6697 Sullivan Trail, Wind Gap, PA 18091

BUNGEROTH, CHARLOTTE K., dec'd.

Late of Nazareth, Northampton County, PA

Co-Executors: Corinna C. Van Der Veer and Marc R. K. Bungeroth c/o Peter E. Iorio, Esquire, Fitzpatrick Lentz & Bubba, P.C., 4001 Schoolhouse Lane, P.O. Box 219, Center Valley, PA 18034-0219

Attorneys: Peter E. Iorio, Esquire, Fitzpatrick Lentz & Bubba, P.C., 4001 Schoolhouse Lane, P.O. Box 219, Center Valley, PA 18034-0219

BURCH, MARY ANN, dec'd.

Late of the Township of Bushkill, Northampton County, PA

Administratrix: Gail Weiner Shearer, Esquire, 70 E. Broad Street, P.O. Box 1426, Bethlehem, PA 18016-1426

Attorney: Gail Weiner Shearer, Esquire, 70 E. Broad Street, P.O. Box 1426, Bethlehem, PA 18016-1426

CIAMBRONE, NICHOLAS S., dec'd.

Late of the Township of Palmer, Northampton County, PA

Executor: Nicholas A. Ciambrone c/o Theresa Hogan, Esquire, Attorney-at-Law, 340 Spring Garden Street, Easton, PA 18042
Attorney: Theresa Hogan, Esquire, Attorney-at-Law, 340 Spring Garden Street, Easton, PA 18042

CRAIG, MARTHA L., dec'd.

Late of the Township of Palmer, Northampton County, PA

Executor: Robert B. Craig c/o Carla J. Thomas, Esquire, Attorney-at-Law, 716 Washington St., Easton, PA 18042

Attorney: Carla J. Thomas, Esquire, Attorney-at-Law, 716 Washington St., Easton, PA 18042

GAVA, CATHERINE, dec'd.

Late of Stockertown Borough, Northampton County, PA

Executor: David S. Gava c/o Edward H. Butz, Esquire, 7535 Windsor Drive, Ste. 200, Allentown, PA 18195-1014

Attorney: Edward H. Butz,
Esquire, 7535 Windsor Drive,
Suite 200, Allentown, PA 18195-
1014

MATHEWS, EDWARD G., dec'd.

Late of the Township of Hanover,
Northampton County, PA
Executor: Richard D. Ritter c/o
Dionysios C. Pappas, Esquire,
Vasiliadis & Associates, 2551
Baglyos Circle, Suite A-14,
Bethlehem, PA 18020
Attorneys: Dionysios C. Pappas,
Esquire, Vasiliadis & Associates,
2551 Baglyos Circle, Suite A-14,
Bethlehem, PA 18020

ONKOTZ, ELSIE M., dec'd.

Late of the Township of Moore,
Northampton County, PA
Executrix: Jean M. Szoke, 3306
Valley View Drive, Bath, PA
18014
Attorneys: Peters, Moritz, Peischl,
Zulick, Landes & Brienza, LLP,
1 South Main Street, Nazareth,
PA 18064

STIBITZ, BONNIE M., dec'd.

Late of the City of Easton,
Northampton County, PA
Executors: John Garrett Stibitz
and Justin Charles Stibitz c/o
Daniel E. Cohen, Attorney,
Seidel, Cohen, Hof & Reid, L.L.C.,
3101 Emrick Blvd., Suite 205,
Bethlehem, PA 18020
Attorneys: Daniel E. Cohen,
Attorney, Seidel, Cohen, Hof &
Reid, L.L.C., 3101 Emrick Blvd.,
Suite 205, Bethlehem, PA 18020

TREXLER, MAE E., dec'd.

Late of Bethlehem Township,
Northampton County, PA
Executrix: Linda Mae Trexler
Attorneys: Peters, Moritz, Peischl,
Zulick, Landes & Brienza, LLP,
1 South Main Street, Nazareth,
PA 18064-2083

SECOND PUBLICATION

BANDZI, SIMON C., JR., dec'd.

Late of 743 Washington Street,
Walnutport, Northampton
County, PA
Executrix: Karen L. Bandzi, 743
Washington Street, Walnutport,
PA 18088
Attorneys: Joshua D. Shulman,
Esquire, Shulman & Shabbick,
1935 Center Street, Northamp-
ton, PA 18067

BARRETT, CATHERINE D., dec'd.

Late of the City of Bethlehem,
Northampton County, PA
Executrix: Carol Barrett c/o
Ellen M. Kraft, Esquire, 4510
Bath Pike, Suite 201, Bethlehem,
PA 18017-9265
Attorney: Ellen M. Kraft, Esquire,
4510 Bath Pike, Suite 201,
Bethlehem, PA 18017-9265

BEAULIEU, MAE K., dec'd.

Late of the Township of Bushkill,
Northampton County, PA
Executrix: Sherry L. Hunt, 139
Hilltop Rd., Saylorsburg, PA
18353

BOGGS, MARJORIE G., dec'd.

Late of the City of Bethlehem,
Northampton County, PA
Executor: Branch Banking and
Trust Company, Attn.: Sally A.
Kocis, Personal Trust Specialist,
645 Hamilton Street, Suite 900,
Allentown, PA 18101
Attorney: James J. Holzinger,
Esquire, 1216 Linden Street,
P.O. Box 1409, Bethlehem, PA
18016

DALLY, ALFRED S., JR., dec'd.

Late of the Borough of Pen Argyl,
Northampton County, PA
Administratrix c.t.a.: Jane E.
Dally c/o David J. Ceraul,
Esquire, 22 Market Street, P.O.
Box 19, Bangor, PA 18013-0019

Attorney: David J. Ceraul,
Esquire, 22 Market Street, P.O.
Box 19, Bangor, PA 18013-0019

FLECKENSTEIN, WILLIAM O.,
dec'd.

Late of the City of Bethlehem,
Northampton County, PA

Executors: Anne F. Pistell, 88
Whitney Ridge Terrace, North
Haven, CT 06473-4362 and
Christopher J. Teasdale, 11
Dinner Pot Road, Califon, NJ
07830-3030

Attorneys: Peters, Moritz, Peischl,
Zulick, Landes & Brienza, LLP, 1
South Main Street, Nazareth, PA
18064-2083

HAHN, RICHARD G., dec'd.

Late of the Township of
Bethlehem, Northampton
County, PA

Administrator: Thomas J. Hahn
c/o Bradford D. Wagner, Esquire,
662 Main Street, Hellertown, PA
18055-1726

Attorney: Bradford D. Wagner,
Esquire, 662 Main Street, Heller-
town, PA 18055-1726

HEIMBACH, CLARENCE a/k/a
CLARENCE T. HEIMBACH,
dec'd.

Late of the Township of Lehigh,
Northampton County, PA

Executrix: Cheryl Ann Strohl
a/k/a Cheryl Christman c/o Lori
Gardiner Kreglow, Esquire, 18
East Market Street, P.O. Box
1961, Bethlehem, PA 18016-
1961

Attorney: Lori Gardiner Kreglow,
Esquire, 18 East Market Street,
P.O. Box 1961, Bethlehem, PA
18016-1961

KOCHER, HAROLD L., dec'd.

Late of Chapman Quarries,
Northampton County, PA

Executrix: Gizella H. Kocher
Attorneys: Peters, Moritz, Peischl,
Zulick, Landes & Brienza, LLP,
1 South Main Street, Nazareth,
PA 18064-2083

LEN, NICHOLAS G., dec'd.

Late of Bethlehem, Northampton
County, PA

Executrix: Connie J. Len c/o Law
Office of Michael Prokup, 2030
W. Tilghman Street, Suite 201,
Allentown, PA 18101

Attorneys: Law Office of Michael
Prokup, 2030 W. Tilghman
Street, Suite 201, Allentown, PA
18101

PIPERATO, ELVIRA, dec'd.

Late of the City of Bethlehem,
Northampton County, PA

Executor: Joseph J. Piperato, III
Attorneys: Joseph J. Piperato, III,
Esquire, Piperato Law Office,
LLC, 3894 Courtney Street, Suite
105, Bethlehem, PA 18017

SUPRYS, LEO D., dec'd.

Late of the Township of Plain-
field, Northampton County, PA

Executrix: Sister Judith Ann
Suprys, F.M.A. c/o David J.
Ceraul, Esquire, 22 Market
Street, P.O. Box 19, Bangor, PA
18013-0019

Attorney: David J. Ceraul,
Esquire, 22 Market Street, P.O.
Box 19, Bangor, PA 18013-0019

TOCKASH, THERESA H., dec'd.

Late of Plainfield Township,
Northampton County, PA

The Theresa H. Tockash Irrevo-
cable Trust, dated January 8,
2014

Executrix/Trustee: Renee R.
Madea c/o Robert C. Brown, Jr.,
Esquire, Fox, Oldt & Brown, 940
West Lafayette Street, Suite 100,
Easton, PA 18042-1412

Attorneys: Robert C. Brown, Jr., Esquire, Fox, Oldt & Brown, 940 West Lafayette Street, Suite 100, Easton, PA 18042-1412

YENCHO, CATHERINE, dec'd.

Late of the City of Bethlehem, Northampton County, PA
Executor: Richard R. Dancho c/o Kevin F. Danyi, Esquire, Danyi Law Offices, P.C., 133 East Broad Street, Bethlehem, PA 18018

Attorneys: Kevin F. Danyi, Esquire, Danyi Law Offices, P.C., 133 East Broad Street, Bethlehem, PA 18018

YOUNG, ROBERT J., dec'd.

Late of the Township of Palmer, Northampton County, PA
Co-Executors: Carol Y. Hines and Joseph R. Young c/o Robert C. Brown, Jr., Esquire, Fox, Oldt & Brown, 940 West Lafayette Street, Suite 100, Easton, PA 18042-1412
Attorneys: Robert C. Brown, Jr., Esquire, Fox, Oldt & Brown, 940 West Lafayette Street, Suite 100, Easton, PA 18042-1412

THIRD PUBLICATION

ANDES, ANNE, dec'd.

Late of Lower Nazareth Township, Northampton County, PA
Executrix: Nancy Andes Drabble, 3416 Willow Oak Road, Charlotte, NC 28209

BALTZ, SARAH L., dec'd.

Late of the Borough of Nazareth, Northampton County, PA
Executrix: Hilda Mae Parsons a/k/a Hilda M. Parsons c/o Alfred S. Pierce, Esquire, Pierce & Steirer, LLC, 124 Belvidere Street, Nazareth, PA 18064
Attorneys: Alfred S. Pierce, Esquire, Pierce & Steirer, LLC,

124 Belvidere Street, Nazareth, PA 18064

DECTIS, FRANCES A. a/k/a FRANCES DECTIS, dec'd.

Late of Bethlehem, Northampton County, PA

Executors: Peter N. Dectis, 5946 Armstrong Street, Orefield, PA 18069 and Sandra F. Sterns, 2091 Hopewell Road, Bethlehem, PA 18017

Attorneys: Keith R. Pavlack, Esquire, Pavlack Law Offices, P.C., 1415 Blakeslee Blvd. Dr. E., Lehigh, PA 18235

FEDDOCK, STEPHEN, dec'd.

Late of Bath, Northampton County, PA

Executors: Lynn Billings, 417 Eve Court, Bath, PA 18014 and Diane Kattner, 6 Spruce Terrace, Nesquehoning, PA 18240

Attorneys: James R. Nanovic, Esquire, Nanovic Law Offices, 57 Broadway, P.O. Box 359, Jim Thorpe, PA 18229-0359

GODEK, DOMINIC S., dec'd.

Late of the Township of Bushkill, Northampton County, PA
Executor: Chester S. Godek
Attorney: Nicholas R. Sabatine, III, Esquire, 16 S. Broadway, Suite 1, Wind Gap, PA 18091

HICKS, SHIRLEY T., dec'd.

Late of the Township of Bushkill, Northampton County, PA
Administrator: Billy R. Hicks, 553 Fehr Road, Nazareth, PA 18064

Attorney: James J. Holzinger, Esquire, 1216 Linden Street, P.O. Box 1409, Bethlehem, PA 18016

LaBUZ, LAWRENCE L., dec'd.

Late of 3800 Cinnamon Drive, Danielsville, Northampton County, PA

Executor: Thomas J. LaBuz c/o Alvin J. Luschas, Esquire, Law Offices of Derr, Pursel, Luschas & Naparsteck, LLP, 120 W. Main Street, Bloomsburg, PA 17815
Attorneys: Alvin J. Luschas, Esquire, Law Offices of Derr, Pursel, Luschas & Naparsteck, LLP, 120 West Main Street, Bloomsburg, PA 17815

LUTTON, BERTRAM L., dec'd.

Late of Bethlehem, Northampton County, PA

Administrator: Mr. Mark J. Lutton

Attorneys: John D. Lychak, Esquire, Law Offices of John D. Lychak, P.C., 60 W. Broad Street, Suite 98, Bethlehem, PA 18018

McCURDY, WILLIAM R., dec'd.

Late of the Borough of Nazareth, Northampton County, PA

Executrix: Mrs. Janet W. Gruninger c/o Robert C. Brown, Jr., Esquire, Fox, Oldt & Brown, 940 West Lafayette Street, Suite 100, Easton, PA 18042-1412

Attorneys: Robert C. Brown, Jr., Esquire, Fox, Oldt & Brown, 940 West Lafayette Street, Suite 100, Easton, PA 18042-1412

NERINO, ROBERT a/k/a ROBERT T. NERINO, dec'd.

Late of the Borough of Bangor, Northampton County, PA

Administratrix: Ms. Jean Nerino-Leigh, 42 Bryant Drive, Perkasie, PA 18944

PETSKUS, RONALD A., dec'd.

Late of the Township of East Allen, Northampton County, PA
Executrix: Christine A. Hoser, 3400 W. Walker Road, Walnutport, PA 18088

Attorney: Daniel G. Spengler, Esquire, 110 East Main Street, Bath, PA 18014

SHIRLEY, DANIEL WILLIAM, dec'd.

Late of the City of Bethlehem, Northampton County, PA

Administratrix: Gail E. Shirley c/o Vaughn A. Terrinoni, Esquire, 3976 Township Line Road, Bethlehem, PA 18020

Attorney: Vaughn A. Terrinoni, Esquire, 3976 Township Line Road, Bethlehem, PA 18020

STEUER, GEORGE H., SR., dec'd.

Late of the Township of Lower Mount Bethel, Northampton County, PA

Executrix: Deanne Marie Miller, 4812 Miller Road, Bangor, PA 18013

Attorneys: Ronold J. Karasek, Esquire, Karasek Law Offices, L.L.C., 641 Market Street, Bangor, PA 18013

STRATZ, IRENE D., dec'd.

Late of Bethlehem, Northampton County, PA

Co-Executors: Irene C. Stratz and Stephen J. Stratz c/o Noonan Law Office, 526 Walnut St., Allentown, PA 18101

Attorneys: Noonan Law Office, 526 Walnut St., Allentown, PA 18101

WEISEL, MILDRED T. a/k/a MILDRED THERESA WEISEL, dec'd.

Late of the City of Bethlehem, Northampton County, PA

Executor: Cecil D. Hughes

Attorneys: Gladys E. Wiles, Esquire, Snyder & Wiles, P.C., 7731 Main Street, Fogelsville, PA 18051

NOTICES OF INCORPORATION

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania

at Harrisburg, Pennsylvania, for the purpose of incorporating the following corporation: The name of the corporation is:

**JACOB'S PROFESSIONAL
TREE & SHRUB CARE, INC.**

The corporation has been incorporated under the provisions of the Business Corporation Law of 1988.

LOREN L. SPEZIALE, ESQUIRE
GROSS MCGINLEY, LLP
33 S. 7th Street
P.O. Box 4060
Allentown, PA 18105

Apr. 13

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, for the purpose of obtaining a Certificate of Incorporation of a proposed business corporation to be organized under the provisions of the Pennsylvania Corporation Law of 1988, approved December 21, 1988, P.L. 1444, No. 177, as amended.

The name of the Corporation is:

RESET, INCORPORATED

The Articles of Incorporation were filed on November 15, 2016.

JAMES G. MURPHY, ESQUIRE
MURPHY & MURPHY, P.C.
106 N. Franklin St.
Suite 2
P.O. Box 97
Pen Argyl, PA 18072

Apr. 13

**NOTICE OF NONPROFIT
INCORPORATION**

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed and approved on April 3, 2017, with the Department of State of the Commonwealth of Pennsylvania, Harrisburg, Pennsylvania, for the purpose of incorporating a nonprofit

corporation pursuant to the provisions of the Nonprofit Corporation Law of the Commonwealth, December 21, 1988, P.L. 1444, No. 177, Section 103, as amended.

The name of the corporation is:

**NORTHWOOD FARMS
HOMEOWNER'S ASSOCIATION**

The purpose for which this corporation has been organized is as follows: To do any lawful act concerning any and all business for which corporations may be incorporated under the Non-Profit Corporation Law of Pennsylvania including the management and maintenance of common areas within Northwood Farms Homeowner's Association and the imposition and collection of assessments to further that purpose.

JOSEPH J. PIPERATO, III,
ESQUIRE
PIPERATO LAW OFFICE, LLC
3894 Courtney Street
Suite 105
Bethlehem, PA 18017
(610) 625-3891

Apr. 13

**FICTITIOUS NAME
REGISTRATION NOTICES**

NOTICE IS HEREBY GIVEN that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on January 23, 2017 for:

DRAGON BOX LEHIGH VALLEY
located at: 134 Jeffrey Ln., Northampton, PA 18067. The name and address of the individual interested in the business are Christopher R. Wittik, 134 Jeffrey Ln., Northampton, PA 18067. This was filed in accordance with 54 Pa. C.S. 311.

Apr. 13

NOTICE IS HEREBY GIVEN that an Application for Registration of

Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on January 23, 2017 for:

NOBLE MEDIA ACCESSORIES

located at: 15 East 4th Street, Apt. 2, Bethlehem, PA 18015. The name and address of the individual interested in the business are Arkil Johnson, 15 East 4th Street, Apt. 2, Bethlehem, PA 18015. This was filed in accordance with 54 Pa. C.S. 311.

Apr. 13

**CORPORATE FICTITIOUS NAME
REGISTRATION NOTICE**

NOTICE IS HEREBY GIVEN, pursuant to the provisions of Section 311 of Act 295 of 1982 (54 Pa. C.S. §311) of the filing in the Office of the Secretary of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, a certificate for the conduct of a business in Northampton County, Pennsylvania, under the assumed or fictitious name, style or designation of:

TRENDY FASHION & SHOES

with its principal place of business at: 1665 State Hill Road, Suite 650, Reading, Pennsylvania 19610.

The name and address of the LLC owning or interested in the said business are Gabriel's Active Wear LLC, 734 West Hamilton Street, Allentown, PA 18101.

The certificate was filed on March 30, 2017.

JOSEPH J. PIPERATO, III,
ESQUIRE

PIPERATO LAW OFFICE, LLC
3894 Courtney Street
Suite 105
Bethlehem, PA 18017
(610) 625-3878

Apr. 13

**IN THE NORTHAMPTON COUNTY
COURT OF COMMON PLEAS
ORPHANS' COURT DIVISION**

The following Executors, Administrators, Guardians & Trustees have filed Accounts in the Office of the Orphans' Court:

ESTATE; Accountant

GRACE LOPRETE; Christina Davis, formerly Christina Hartley, Executrix

AUDIT NOTICE

All parties interested are notified that an audit list will be made up of all Accounts and the said list will be called for audit at the Northampton County Government Center, Easton, PA on: FRIDAY, APRIL 21, 2017 AT 9:00 A.M. IN COURTROOM #1.

Gina X. Gibbs

Clerk of Orphans' Court

Apr. 6, 13

NOTICE FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on February 14, 2017, the Petition of Constance Ann Rampulla-White was filed in Northampton County Court of Common Pleas at No. C0048-CV2017-1094 seeking to change the name of Petitioner from Constance Ann Rampulla-White to Constance Ann Rampulla. The Court has fixed Wednesday, May 17, 2017 at 9:00 a.m., in Courtroom #4 at the Northampton County Courthouse as the date for hearing of the Petition. All persons interested in the proposed change of name may appear and show cause, if any they have, why the prayer of the Petitioner should not be granted.

Apr. 13

**IN THE COURT OF COMMON
PLEAS OF LANCASTER
COUNTY, PENNSYLVANIA
ORPHANS' COURT DIVISION**

TERMINATION OF PARENTAL
RIGHTS OF "Jay Taylor"

IN RE: BABY BOY HILTON, a Minor

NO. 2017-0498

TO: "Jay Taylor"

You are hereby notified that a Petition to Involuntary Termination of Parental Rights has been filed against you, asking the Court to terminate all rights you have to your child(ren), Baby Boy Hilton (born December 26, 2016). The Court has set a hearing to consider ending your rights to your child. That hearing will be held in Courtroom No. 6 (Orphans' Courtroom), on the Third Floor of the Lancaster County Courthouse, situate at 50 North Duke Street, Lancaster, Pennsylvania, said hearing to be held on May 11, 2017 at 10:00 o'clock a.m. If you do not appear at this hearing, the court may decide that you are not interested in retaining your rights to your child and your failure to appear may affect the Court's decision on whether to end your rights to your child(ren). You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you, and your rights to your child may be ended by the Court without your being present.

You are also notified that following the hearing to consider ending your rights to your children, an adoption hearing may be held, as a result of which the Court may decree that an adoption take place whereby your child(ren) shall be adopted by another and all parental rights with respect to the child(ren) shall be placed in another.

YOU HAVE THE RIGHT TO BE REPRESENTED AT THE HEARING BY A LAWYER. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE

OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Court Administrator
Court Administrator's Office
Lancaster County Courthouse
50 North Duke Street
Lancaster, PA 17602
Telephone No. (717) 299-8041

Apr. 6, 13

**SHERIFF'S SALE OF
VALUABLE REAL ESTATE**

The following real estate will be sold by the Sheriff of Northampton County, Pennsylvania, on May 5, 2017, at ten o'clock a.m. in the COUNCIL CHAMBERS, THIRD FLOOR, of the Northampton County Government Center, within the City of Easton, County of Northampton and State of Pennsylvania, to wit:

PLEASE TAKE NOTICE that the sale price will include only the outstanding taxes certified to the Sheriff's Office. Any taxes not reported to the Sheriff are the responsibility of the purchaser.

**No. 1
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2016-08956**

Location:

306 Liberty Street, Easton, PA 18042

Parcel ID:

M9NE4A/1/9/0813

Reputed Owner:

Lexy Rodriguez

ALL THAT CERTAIN message or tenement and lot or piece of land in the Borough of Glendon, County of Northampton and State of Pennsylvania.

BEING THE SAME PREMISES which Lena J. Maleski, by deed dated and recorded 06/30/2006 in Deed

Book 2006-1, page 267407, granted and conveyed unto Lexy Rodriguez.

Improvements:

Thereon being erected a two-story half-double dwelling with vinyl siding and shingle roof.

Attorneys:

Purcell Krug & Haller

No. 2

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2016-08952**

Location:

252 Riverview Drive, Walnutport,
PA 18088

Parcel ID:

K2/6/12/0516

Reputed Owners:

Larry E. Stein and Mary Jane M. Stein

ALL THAT CERTAIN lot or parcel of land together with the buildings thereon situated along the northeastern side of Traffic Route 145 in the Township of Lehigh, County of Northampton and State of Pennsylvania.

BEING THE SAME PREMISES which William J. Noss and Kim M. Noss, h/w, by deed dated 03/17/1989 and recorded 03/27/1989 in Deed Book 765, page 425, conveyed unto Larry E. Stein and Mary Jane M. Stein, h/w.

Improvements:

Thereon being erected a one-story residential dwelling with aluminum siding, shingle roof and attached one-car garage.

Attorneys:

KML Law Group PC

No. 3

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2016-00637**

Location:

1016 Main Street, Northampton,
PA 18067

Parcel ID:

M4NW2D/12/3/0522

Reputed Owner:

Renee Saylor

ALL THAT CERTAIN messuage, tenement, lot or piece of ground situate in the Third Ward of the Borough of Northampton, County of Northampton and State of Pennsylvania.

BEING THE SAME PREMISES granted and conveyed unto Renee Saylor by deed from Dennis D. Warnken and Lisa S. Hochrine, h/w, said deed dated 06/30/2010 and recorded 07/07/2010 in Book 2010-1, page 132217.

Improvements:

Thereon being erected a two-story half-double residential dwelling with vinyl siding and shingle roof.

Attorneys:

KML Law Group PC

No. 5

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-03650**

Location:

938 Accent Court, Walnutport, PA
18088

Parcel ID:

J2/11/15B-3A/0516

Reputed Owners:

Christina Cook, Known Heir of Maria M. Cook and Gary Cook a/k/a Gary L. Cook; Tamara Cook a/k/a Tamara M. Cook; Kimberly A. Hanson i/w/a Kimberly A. Cook, Known Heir and Executrix of the Estate of Maria M. Cook and Known Heir of Gary Cook a/k/a Gary L. Cook; Shawn Cook, individually and as Known Heir of Maria M. Cook and Gary Cook a/k/a Gary L. Cook; the Estate of Gary Cook a/k/a Gary L. Cook; the Estate of Maria M. Cook c/o Kimberly A. Hanson i/w/a Kimberly A. Cook, Executrix; Unknown Heirs, Succes-

sors, Assigns and all persons, firms or associations claiming right, title or interest from or under Gary Cook a/k/a Gary L. Cook; and Unknown Heirs, Successors, Assigns and all persons, firms or associations claiming right, title or interest from or under Maria M. Cook

ALL THAT CERTAIN tract of land situate in the Township of Lehigh, County of Northampton and Commonwealth of Pennsylvania.

TITLE TO SAID PREMISES is vested in Gary L. Cook, Shawn M. Cook and Tamara M. Cook, as joint tenants with the right of survivorship, by deed from Accent Homes, Inc., said deed dated 11/21/2006 and recorded 11/27/2006 in Deed Book 2006-1, page 487144.

Improvements:

Thereon being erected a two-story single residential dwelling with vinyl siding and shingle roof.

Attorneys:

Udren Law Offices, P.C.

No. 6

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2010-02425**

Location:

390 Ramblewood Drive, Easton, PA 18040

Parcel ID:

K9NE3/9/9/0311

Reputed Owners:

Brian Shedlock and Michele Shedlock

ALL THAT CERTAIN lot or parcel of ground together with improvement erected thereon, situate in the Township of Forks, County of Northampton and Commonwealth of Pennsylvania.

TITLE OF SAID PREMISES is vested in Brian Shedlock and Michele L. Shedlock, h/w, by deed from Signature Homes By J.T. Maloney,

Inc., a Pennsylvania corporation, said deed dated 11/26/1997 and recorded 12/04/1997 in Deed Book 1997-1, page 135933.

Improvements:

Thereon being erected a two-story single residential dwelling with brick exterior, shingle roof and attached two-car garage.

Attorneys:

Udren Law Offices, P.C.

No. 7

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2016-02058**

Location:

793 Briarstone Road, Bethlehem, PA 18017

Parcel ID:

M6SW4/10/12/0214

Reputed Owners:

Nicole P. Rehrig and Phillip G. Rehrig a/k/a Phillip Rehrig

ALL THAT CERTAIN lot or tract of land situated in the Township of Hanover, County of Northampton and Commonwealth of Pennsylvania.

BEING THE SAME PROPERTY conveyed to Nicole P. Rehrig and Phillip G. Rehrig, h/w, who acquired title, with rights of survivorship, by virtue of a deed from Monisha Bindra, married, said deed dated 02/17/2012 and recorded 02/21/2012 in Deed Book 2012-1, page 39008.

Improvements:

Thereon being erected a two-story row home with vinyl siding, shingle roof and attached one-car garage.

Attorneys:

Manley Deas Kochalski, LLC

No. 8

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-10978**

Location:

301 South Hokendauqua Drive, Northampton, PA 18067

Parcel ID:

J4/26/4/0520

Reputed Owners:

Mark A. Csaszar a/k/a Mark Csaszar and Cynthia A. Csaszar

ALL THAT CERTAIN messuage, tenement and lot, with improvements thereon erected, situate on the north-westerly corner of Pheasant Drive and South Hokendauqua Drive in the Township of Moore, County of Northampton and Commonwealth of Pennsylvania.

BEING THE SAME PROPERTY conveyed to Mark A. Csaszar and Cynthia A. Csaszar, h/w, by deed from George E. Dettmer, III, and Dorietta C. Dettmer, his wife, said deed dated 04/17/1995 and recorded 04/19/1995 in Book 1995-1, page 32644.

Improvements:

Thereon being erected a two-story single residential dwelling with aluminum siding and shingle roof; also a barn.

Attorneys:

Manley Deas Kochalski, LLC

No. 10**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2016-08986****Location:**

2865 Washington Street, Easton, PA 18045

Parcel ID:

L8SE3/5/24/0324

Reputed Owner:

Michael Whitehead

ALL THAT CERTAIN tract, parcel or piece of land situate in the Township of Palmer, County of Northampton and Commonwealth of Pennsylvania.

TITLE TO SAID PREMISES is vested in Michael Whitehead by deed from US Bank, N.A., said deed dated 12/10/2008 and recorded 01/

16/2009 in Deed Book 2009-1, page 13782.

Improvements:

Thereon being erected a two-story single residential dwelling with vinyl siding, shingle roof and attached one-car garage.

Attorneys:

McCabe Weisberg & Conway, PC

No. 11**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2016-07458****Location:**

63 West Ettwein Street, Bethlehem, PA 18018

Parcel ID:

P6NE1A/3/2/0204

Reputed Owners:

Elizabeth Fink and Jason Fink

ALL THAT CERTAIN messuage, tenement and lot or piece of ground situate on the south side of Ettwein Street in the City of Bethlehem, County of Northampton and Commonwealth of Pennsylvania.

TITLE TO SAID PREMISES is vested in Jason Fink by deed from Jason Fink and Elizabeth Fink, his wife, said deed dated 03/27/2014 and recorded 04/16/2014 in Deed Book 2014-1, page 59685.

Improvements:

Thereon being erected a two-story half-double dwelling with aluminum siding and wood exterior, shingle roof and detached two-car garage.

Attorneys:

McCabe Weisberg & Conway, PC

No. 12**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2016-05916****Location:**

1524 Livingston Street, Bethlehem, PA 18017

Parcel ID:

N7SW2D/1/16/0204

Reputed Owners:

Deborah A. Repash, Susan M. Larrabee, Michael Heidecker and Richard P. Heidecker, Known Heirs of Constance C. Mullen a/k/a Constance Mullen a/k/a Constance C. Wirth a/k/a Constance C. Heidecker, deceased; Edwin Wirth, Surviving Spouse of Constance C. Mullen a/k/a Constance Mullen a/k/a Constance C. Wirth a/k/a Constance C. Heidecker, deceased; and Unknown Heirs, Successors, Assigns and all persona, firms or associations claiming right, title or interest from or under Constance C. Mullen a/k/a Constance Mullen a/k/a Constance C. Wirth a/k/a Constance C. Heidecker, deceased

ALL THAT CERTAIN parcel of land situated in the City of Bethlehem, County of Northampton and Commonwealth of Pennsylvania.

BEING THE SAME PREMISES which John Thomas Mullen, by deed dated 11/08/1993 and recorded 12/07/1993 in Deed Book 1993-6, page 858, granted and conveyed unto John Thomas Mullen and Constance O. Mullen, h/w.

Improvements:

Thereon being erected a ranch-style half-double dwelling with vinyl siding and shingle roof.

Attorneys:

Shapiro & DeNardo, LLC

No. 13

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2016-06107**

Location:

207 Spring Street, West Easton, PA 18042

Parcel ID:

L9SW3D/17/6/0835

Reputed Owners:

Rollin S. Schall and Patricia J. Schall

ALL THAT CERTAIN parcel of land situate in the Borough of West Easton, County of Northampton and Commonwealth of Pennsylvania.

TITLE TO SAID PREMISES is vested in Rollin S. Schall and Patricia J. Schall, h/w, by deed from James W. Strauss and Dorothy A. Strauss, h/w, said deed dated 05/30/1995 and recorded 05/31/1995 in Book 1995-1, page 46966.

Improvements:

Thereon being erected a two-story half-double dwelling with vinyl siding and shingle roof.

Attorneys:

Phelan Hallinan Diamond & Jones, LLP

No. 14

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2014-05010**

Location:

1408 Fox Gap Road, Bangor, PA 18013

Parcel ID:

C9/1A/9/0131

Reputed Owner:

Edward G. Nightingale

ALL THAT CERTAIN tract or parcel of land situate in the Township of Upper Mount Bethel, County of Northampton and State of Pennsylvania.

BEING THE SAME PREMISES granted and conveyed unto Edward G. Nightingale by deed from Barbara V. Kulicke and Robert Michael Kulicke, said deed dated 07/11/2005 and recorded 07/12/2005 in Book 2005-1, page 257606.

Improvements:

Thereon being erected a Cape Cod-style residential dwelling with wood siding and shingle roof.

Attorneys:

KML Law Group, PC

No. 15
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2016-02011

Location:

3915 Sycamore Drive, Northampton, PA 18067

Parcel ID:

J3/13/11-3/0516

Reputed Owners:

David R. Hein and Claudia A. Hein

ALL THAT CERTAIN lot or piece of ground, hereditaments and appurtenances situate in the Township of Lehigh, County of Northampton and State of Pennsylvania.

TITLE TO SAID PREMISES is vested in David R. Hein and Claudia A. Hein, h/w, by deed from John C. Fulmer and Patricia A. Fulmer, h/w, said deed dated 10/31/2000 and recorded 12/04/2000 in Book 2000-1, page 161294.

Improvements:

Thereon being erected a ranch-style residential dwelling with wood exterior, shingle roof and attached one-car garage; also a barn.

Attorneys:

Phelan Hallinan Diamond & Jones, LLP

No. 17
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2016-07968

Location:

2528 Nazareth Road, Easton, PA 18045

Parcel ID:

L8SE2/29/9/0324 and L8SE2/29/10/0324

Reputed Owner:

Dawn M. Mazzie

ALL THOSE CERTAIN lots, tracts or pieces of land situate in the Township of Palmer, County of Northampton and State of Pennsylvania.

BEING THE SAME PREMISES which Mary E. Spitale a/k/a Betsy Spitale, Executrix of the Estate of Dorothy E. Werkheiser, deceased, by deed dated 12/16/2003 and recorded 01/16/2004 in Deed Book 2004-1, page 17862, granted and conveyed unto Dawn M. Mazzie, single.

Improvements:

Lot 9 having erected thereon a two-story residential dwelling with brick exterior, shingle roof and attached one-car garage; Lot 10 having erected thereon a detached one-car garage with brick exterior and flat roof.

Attorneys:

Shapiro & DeNardo, LLC

No. 18
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-09400

Location:

216 Donato Court, Nazareth, PA 18064

Parcel ID:

H7/5/11-4/0406

Reputed Owners:

Steve White a/k/a Steven White, Portia White and USA

ALL THAT CERTAIN lot or parcel of land situated in the Township of Bushkill, County of Northampton and Commonwealth of Pennsylvania.

BEING THE SAME PREMISES which Toll PA IX, LP, by deed dated 07/24/2007 and recorded 07/31/2007 in Book 2007-1, page 277116, conveyed unto Steven White and Portia White, h/w.

Improvements:

Thereon being erected a two-story single dwelling with vinyl siding and brick exterior, shingle roof and attached three-car garage.

Attorneys:

Richard M. Squire & Associates, LLC

No. 19**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2016-09748****Location:**

904 Bushkill Street, Easton, PA
18042

Parcel ID:

L9NE4D/28/4/0310

Reputed Owner:

Tweed Vanderhall

ALL THAT CERTAIN lot or piece of land situate on the south side of Bushkill Street in the City of Easton, County of Northampton and Commonwealth of Pennsylvania.

BEING THE SAME PREMISES which Maribel Pimentel, by deed dated 09/11/2008 and recorded 09/19/2008 in Book 2008-1, page 263478, granted and conveyed to Tweed Vanderhall.

Improvements:

Thereon being erected a two-story single dwelling with vinyl siding and shingle roof.

Attorneys:

JSDC Law Offices

No. 21**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2016-07783****Location:**

317 Harding Avenue, Pen Argyl,
PA 18072

Parcel ID:

E8NE2A/11/1A/0625

Reputed Owner:

Matthew J. Kavcak

ALL THAT CERTAIN building lot together with improvement thereon erected situate in the Borough of Pen Argyl, County of Northampton and Commonwealth of Pennsylvania.

TITLE TO SAID PREMISES is vested in Matthew J. Kavcak, individually, by deed from Danielle N. Gischel n/b/m Danielle N. Crisafulli,

married, said deed dated 12/13/2012 and recorded 12/24/2012 in Book 2012-1, page 309999.

Improvements:

Thereon being erected a two-story half-double dwelling with vinyl siding and shingle roof.

Attorneys:

Phelan Hallinan Diamond & Jones, LLP

No. 22**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2016-07784****Location:**

625 Pardee Street, Easton, PA
18042

Parcel ID:

L9NE2D/3/22/0310

Reputed Owner:

Lori A. Snyder

ALL THAT CERTAIN tract or piece of land located in the City of Easton, County of Northampton and Commonwealth of Pennsylvania.

TITLE TO SAID PREMISES is vested in Lori A. Snyder, by deed from Carova Acquisitions, L.P., said deed dated 03/31/2010 and recorded 04/01/2010 in Book 2010-1, page 58740.

Improvements:

Thereon being erected a two-story single dwelling with vinyl siding and brick exterior and shingle roof.

Attorneys:

Phelan Hallinan Diamond & Jones, LLP

No. 23**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-04446****Location:**

423 South 1st Street, Bangor, PA
18013

Parcel ID:

E9/14/5/0102

Reputed Owners:

Jessica Weidlick a/k/a Jessica L. Weidlick; Jonathan T. Sinclair, as Co-Administrator and Heir, and Carol A. Isemann, as Heir of the Estate of John T. Malagoli, Jr. a/k/a John Malagoli a/k/a John T. Malagoli; and Unknown Heirs, Successors, Assigns and all Persons, Firms or Associations claiming right, title or interest from or under John T. Malagoli, Jr. a/k/a John Malagoli a/k/a John T. Malagoli, deceased

ALL THAT CERTAIN lot, parcel or tract of land situate and lying in the Borough of Bangor, County of Northampton and State of Pennsylvania.

TITLE TO SAID PREMISES is vested in John T. Malagoli, Jr., unmarried, and Jessica Weidlick, unmarried, by deed from John T. Malagoli, Jr., unmarried, said deed dated 09/19/2008 and recorded 10/27/2008 in Book 2008-1, page 290667.

Improvements:

Thereon being erected a two-story single dwelling with cement shingle siding and shingle roof.

Attorneys:

Phelan Hallinan Diamond & Jones, LLP

No. 24**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2016-08203*****Location:***

128 Washington Street,
Bethlehem, PA 18017

Parcel ID:

N7SW3D/7/2/0212

Reputed Owner:

Victoria T. Wah

ALL THAT CERTAIN lot or piece of ground with the western half of the double dwelling house thereon erected in the Borough of Freemans-

burg, County of Northampton and State of Pennsylvania.

TITLE TO SAID PREMISES is vested in Victoria T. Wah by deed from Pamela Leibig, individually and as Executrix of the Estate of Dorothy E. Leibig a/k/a Dorothy J. Leibig, deceased, said deed dated 03/23/2007 and reocred 04/10/2007 in Book 2007-1, page 132142.

Improvements:

Thereon being erected a two-story half-double dwelling with aluminum siding and shingle roof.

Attorneys:

Phelan Hallinan Diamond & Jones, LLP

No. 25**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2016-10424*****Location:***

216 East 24th Street, Northampton, PA 18067

Parcel ID:

L4SW1B/7/4/0522

Reputed Owners:

Sharon Shiner a/k/a Sharon Kay Shiner, Executrix of the Estate of Donna J. Heil a/k/a Donna Jean Heil a/k/a Donna Heil

ALL THAT CERTAIN messuage or tenement and parcel or piece of land situate in the First Ward of the Borough of Northampton, County of Northampton and Commonwealth of Pennsylvania.

TITLE TO SAID PREMISES is vested in Donna J. Heil, unmarried, by deed from Jason M. Sukenik and August Sukenik, h/w, said deed dated 07/01/2009 and recorded 07/14/2009 in Book 2009-1, page 180133.

Improvements:

Thereon being erected a two-story half-double dwelling with block exterior and shingle roof.

Attorneys:

Phelan Hallinan Diamond & Jones, LLP

No. 27**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-00979****Location:**

4571 Clover Hill Circle, Walnutport, PA 18088

Parcel ID:

J2/22/9E/0516

Reputed Owner:

Michael J. Emerick, III

ALL THAT CERTAIN lot, tract or parcel of land, together with the buildings and improvements thereon erected, situate in the Township of Lehigh, County of Northampton and Commonwealth of Pennsylvania.

TITLE TO SAID PREMISES is vested in Michael J. Emerick, III, and Brenda Emerick, h/w, by deed from Gail E. Gerlach, unmarried, said deed dated 07/07/1987 and recorded 07/09/1987 in Book 729, page 793. By virtue of Brenda Emerick's death on or about 10/17/2007 her ownership interest was automatically vested in Michael J. Emerick, III, the surviving tenant by the entirety.

Improvements:

Thereon being erected a ranch-style dwelling with brick and wood exterior and shingle roof.

Attorneys:

Phelan Hallinan Diamond & Jones, LLP

No. 28**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-03917****Location:**

181 Alpha Avenue, Wind Gap, PA 18091

Parcel ID:

E8SW4B/14/4/0638

Reputed Owners:

Bradley Tomko and Danielle Tomko

ALL THAT CERTAIN lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Wind Gap, County of Northampton and State of Pennsylvania.

TITLE TO SAID PREMISES is vested in Bradley Tomko, by deed from Floyd L. Kemmerer and Velam M. Kemmerer, said deed dated 06/16/2004 and recorded 06/17/2004 in Book 2004-1, page 235439.

Improvements:

Thereon being erected a split-level single dwelling with aluminum siding, shingle roof and attached one-car garage.

Attorneys:

Phelan Hallinan Diamond & Jones, LLP

No. 29**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2016-07198****Location:**

115 Wilden Drive, Easton, PA 18045

Parcel ID:

M8SE2/15/4/0324

Reputed Owner:

Steven Margeson Testamentary Trust c/o Gloria J. Quinn, Successor Trustee

ALL THAT CERTAIN lot or piece of ground situate in the Township of Palmer, County of Northampton and State of Pennsylvania.

TITLE TO SAID PREMISES is vested in the Steven Margeson Testamentary Trust by deed from Eugene G. Piscitello, Executor of the Estate of Maureen Quinn a/k/a Maureen W. Quinn, said deed dated 03/16/2016

and recorded 03/22/2016 in Book 2016-1, page 51043.

Improvements:

Thereon being erected a ranch-style dwelling with vinyl siding and shingle roof.

Attorneys:

McCabe Weisberg & Conway, PC

No. 30

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2016-06397**

Location:

819 Spruce Street, Easton, PA 18042

Parcel ID:

L9SE1C/3/12C/0310

Reputed Owners:

Jonathan Dieguez and Absolute Capital Properties, II, LLC

ALL THAT CERTAIN lot with the western one-half (1/2) of a double frame dwelling erected thereon, situated on the north side of Spruce Street in the City of Easton, County of Northampton and State of Pennsylvania.

TITLE TO SAID PREMISES is vested in Jonathan Dieguez and Absolute Capital Properties, II, LLC, by deed from Jonathan Dieguez, said deed dated 03/17/2010 and recorded 03/17/2010 in Book 2010-1, page 48251.

Improvements:

Thereon being erected a two-story half-double dwelling with vinyl siding and shingle roof.

Attorneys:

McCabe Weisberg & Conway, PC

No. 31

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2016-07681**

Location:

114 Country Chase Drive, Wind Gap, PA 18091

Parcel ID:

G7/4/8-5/0406

Reputed Owner:

Daniel John Walker

ALL THAT CERTAIN parcel of land located in Bushkill Township, County of Northampton and Commonwealth of Pennsylvania.

TITLE TO SAID PREMISES is vested in Daniel John Walker by deed from CMC Development Corporation, a Pennsylvania Corporation, said deed dated 02/26/2015 and recorded 03/03/2015 in Book 2015-1, page 32969.

Improvements:

Thereon being erected a two-story single dwelling with vinyl siding, shingle roof and attached two-car garage.

Attorneys:

McCabe Weisberg & Conway, PC

No. 32

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-09341**

Location:

2746 Wassergass Road, Hellertown, PA 18055

Parcel ID:

Q8/8/5/0719

Reputed Owners:

Robert A. Christopher and Richard W. McCormick

ALL THAT CERTAIN tract, messuage or piece of land situated in Lower Saucon Township, County of Northampton and Commonwealth of Pennsylvania.

BEING THE SAME PREMISES granted and conveyed unto Robert A. Christopher and Richard W. McCormick, as joint tenants with the right of survivorship, by deed from James R. Zdepski and Deborah A. Zdepski, said deed dated 06/27/2002 and recorded 07/09/2002 in Book 2002-1, page 178002.

Improvements:

Thereon being erected a two-story single dwelling with aluminum siding and wood exterior, shingle roof, barn, detached two-car garage and in-ground swimming pool.

Attorneys:

KML Law Group, PC

No. 33**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-11108****Location:**

3800 Farmersville Road, Easton, PA 18045

Parcel ID:

L8SE1/7/1/0324

Reputed Owner:

Steve A. Divietro

ALL THAT CERTAIN lot or parcel of land situate in Palmer Township, Northampton County, Pennsylvania.

BEING THE SAME PREMISES granted and conveyed unto Steve A. Divietro by deed from Steve A. Divietro and Lisa B. Divietro, husband and wife, said dated 10/12/2004 and recorded 10/20/2004 in Book 2004-1, page 407160.

Improvements:

Thereon being erected a two-story single dwelling with vinyl siding and brick exterior, shingle roof and attached four-car garage.

Attorneys:

KML Law Group, PC

No. 34**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2016-09094****Location:**

4209 Sullivan Trail, Easton, PA 18040

Parcel ID:

J9/6/3A/0311

Reputed Owner:

Lydia A. Fulse

ALL THAT CERTAIN lot or piece of land situate in the Township of Forks, County of Northampton and State of Pennsylvania.

TITLE TO SAID PREMISES is vested in Lydia A. Fulse by deed dated 03/30/2001 and recorded 06/13/2001 in Book 2001-1, page 109027.

Improvements:

Thereon being erected a ranch-style dwelling with brick exterior, shingle roof and attached one-car garage.

Attorneys:

KML Law Group, PC

No. 35**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2014-01951****Location:**

1804 Treeline Drive, Easton, PA 18040

Parcel ID:

K9SE2/4/8/0311

Reputed Owners:

Jonathan Hagenbuch a/k/a Jonathan Paul Hagenbuch a/k/a Jonathan P. Hagenbuch and Deanna Huguely a/k/a Deanna Huguely Hagenbuch

ALL THAT CERTAIN piece or parcel of land, with dwelling house thereon erected, situate in the Township of Forks, County of Northampton and State of Pennsylvania.

TITLE TO SAID PREMISES is vested in Jonathan P. Hagenbuch and Deanna Huguely, as joint tenants with the right of survivorship, by deed from Vito J. Colapietro and Vicki A. Colapietro, h/w, said deed dated 10/27/2006 and recorded 10/27/2006 in Book 2006-1, page 447453.

Improvements:

Thereon being erected a two-story single dwelling with vinyl siding and

brick exterior, shingle roof and attached two-car garage.

Attorneys:

Udren Law Offices, PC

No. 36

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2016-00414**

Location:

3620 Stephen Crane Lane,
Bethlehem, PA 18017

Parcel ID:

M5SE2/2/8/0214

Reputed Owners:

Edward W. Sample and Dolores J.
Sample

ALL THAT CERTAIN tract or parcel of ground situate along the east side of Stephen Crane Lane in Hanover Township, Northampton County, Pennsylvania.

BEING THE SAME PREMISES which First National Bank of Allentown by deed dated 01/18/1984 and recorded 01/23/1984 in Book 660, page 290, conveyed unto Edward W. Sample and Dolores J. Sample, h/w.

Improvements:

Thereon being erected a two-story single dwelling with vinyl siding and brick exterior, shingle roof and attached two-car garage.

Attorneys:

Pressman & Doyle, LLC

No. 37

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2016-09924**

Location:

898 Briarstone Road, Bethlehem,
PA 18017

Parcel ID:

M6SW4/8/1/0214

Reputed Owner:

Ian H. Twaddle

ALL THAT CERTAIN LOT or tract of land situated in Hanover Township, Northampton County, Pennsylvania.

BEING THE SAME PREMISES conveyed from Ian H. Twaddle and Ashley E. Culligan, joint tenants with the right of survivorship, to Ian H. Twaddle by deed recorded 11/01/2004 in Book 2004-1, page 423063.

Improvements:

Thereon being erected a two-story row home with vinyl siding, shingle roof and attached one-car garage.

Attorney:

Martha E. Von Rosenstiel, PC

No. 38

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-08559**

Location:

1404 Stones Crossing Road,
Easton, PA 18045

Parcel ID:

M8/11/12C/0324

Reputed Owners:

Joseph Bingert and Sharon Bingert a/k/a Sharon Allers

ALL THAT CERTAIN lot or parcel of land situated in Palmer Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Joseph Bingert and Sharon Allers, as joint tenants with right of survivorship, by deed from Herman T. Wallace and Ellen B. Wallace, h/w, said deed dated 07/25/2007 and recorded on 08/10/2007 in Book 2007-1, page 294135.

Improvements:

Thereon being erected a two-story single dwelling with vinyl siding, shingle roof and attached two-car garage.

Attorneys:

Milstead & Associates, LLC

No. 39**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-09965****Location:**

502 West Wilkes-Barre Street,
Easton, PA 18042

Parcel ID:

L9SE4C/21/10/0310

Reputed Owner:

Renee Hicks

ALL THAT CERTAIN house and lot of lance, situated on the south side of Wilkes-Barre Street in the City of Easton, County of Northampton and State of Pennsylvania.

TITLE TO SAID PREMISES is vested in Marvin July and Renee Hicks, unmarried, as joint tenants with the right of survivorship, by deed from David Newton A. Bright, unmarried, said deed dated 03/04/2011 and recorded 03/17/2011 in Book 2011-1, page 60797. The said Marvin July became deceased on or about 10/18/2014 whereby title became vested solely in Renee Hicks.

Improvements:

Thereon being erected a two-story single dwelling with aluminum siding and shingle roof.

Attorneys:

Milstead & Associates, LLC

No. 40**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-09297****Location:**

3222 East Boulevard, Bethlehem,
PA 18017

Parcel ID:

M7SW1/7/24/0204

Reputed Owners:

Patrick B. Roche and Gina M. Roche

ALL THAT CERTAIN lot or parcel of ground situate in the 14th Ward of the City of Bethlehem, County of Northampton and Commonwealth of Pennsylvania.

TITLE TO SAID PREMISES is vested in Patrick B. Roche and Gina M. Roche, as tenants by the entirety, by deed from Mark P. Brady, said deed dated 08/31/2006 and recorded 09/11/2006 in Book 2006-1, page 371911.

Improvements:

Thereon being erected a two-story row home with vinyl siding, shingle roof and attached one-car garage.

Attorneys:

Milstead & Associates, LLC

No. 42**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2016-07900****Location:**

403-405 East 9th Street,
Northampton, PA 18067

Parcel ID:

M4NW2C/7/11/0522

Reputed Owner:

Roseann Humphrey

ALL THAT CERTAIN lot or piece of ground, with the improvements thereon, situate on the north side of Ninth Street in the Borough of Northampton, County of Northampton and Commonwealth of Pennsylvania.

BEING THE SAME PREMISES which Roseanna Humphrey and Giovanna Manganaro, by deed dated 04/21/2008 and recorded 04/28/2008 in Book 2008-1, page 122838, granted and conveyed unto Roseann Humphrey.

Improvements:

Thereon being erected a two-story single dwelling with brick exterior, slate roof and detached two-car garage.

Attorneys:

Powers Kirm & Associates, LLC

No. 43**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2016-06800****Location:**

4333 Winfield Terrace, Easton, PA
18045

Parcel ID:

M8SE1/7/8/0205

Reputed Owner:

Froilan A. Rodriguez

ALL THAT CERTAIN lot or piece of ground, with the building and improvements thereon erected, situate in the Township of Bethlehem, County of Northampton and Commonwealth of Pennsylvania.

BEING THE SAME PREMISES which Wayne B. Metroke, by deed dated 03/27/2008 and recorded 03/28/2008 in Book 2008-1, page 86326, granted and conveyed unto Froilan A. Rodriguez.

Improvements:

Thereon being erected a Cape Cod-style dwelling with vinyl siding and brick exterior, shingle roof and attached one-car garage.

Attorneys:

Powers Kirm & Associates, LLC

No. 44

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-202016-07786**

Location:

707 South 23rd Street, Easton, PA 18042

Parcel ID:

L9SW4C/8/13/0837

Reputed Owner:

Derick Gibson

ALL THAT CERTAIN message, tenement, lot or piece of land on the west side of South 23rd Street in Wilson Borough, Northampton County, Pennsylvania.

BEING THE SAME PREMISES which Thomas W. Fox and Wendy Lee Fox, h/w, by deed dated 06/27/2013 and recorded 07/02/2013 in Book 2013-1, page 17311, granted and conveyed unto Derick Gibson, married.

Improvements:

Thereon being erected a two-story half-double dwelling with brick exterior and shingle roof.

Attorneys:

Powers Kirm & Associates, LLC

No. 45

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2014-05694**

Location:

429 Washington Boulevard, Bangor, PA 18013

Parcel ID:

F9/5/10/0134

Reputed Owners:

Earl W. Randolph and Pauline M. Randolph a/k/a Pauline Randolph

ALL THAT CERTAIN lot, piece or parcel of land situate in the Township of Washington, County of Northampton and State of Pennsylvania.

BEING THE SAME PREMISES which Alex Nagy and Arlene Nagy, his wife, by deed dated 08/30/1976 and recorded 08/31/1976 in Book 522, page 370, granted and conveyed unto Earl W. Randolph and Pauline M. Randolph, his wife, as tenants by the entireties.

Improvements:

Thereon being erected a Cape Cod-style dwelling with aluminum siding, shingle roof and detached one-car garage.

Attorneys:

Stern & Eisenberg, PC

No. 46

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-08872**

Location:

1227 Winter Lane, Easton, PA 18040

Parcel ID:

K9/14/1-38/0311

Reputed Owners:

Jeffrey Peniston and Mildred Peniston

ALL THAT CERTAIN piece, parcel or tract of land situate in the Township of Forks, County of Northampton and Commonwealth of Pennsylvania.

BEING THE SAME PREMISES which Keith E. Moore and Elizabeth Moore, h/w, by deed dated 07/25/2007 and recorded 07/30/2007 in Book 2007-1, page 275382, granted and conveyed unto Jeffrey Peniston and Mildred Peniston, h/w, as tenants by the entireties.

Improvements:

Thereon being erected a two-story single dwelling with vinyl siding, shingle roof, attached two-car garage and in-ground pool.

Attorneys:

Hladik Onorato & Federman, LLP

No. 47

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-02852**

Location:

118 McNair Circle, Northampton, PA 18067

Parcel ID:

M4/3/4-32/0501

Reputed Owners:

Gerda Alexandre and James Delbrune

ALL THAT CERTAIN piece or parcel of land situate in the Township of Allen, County of Northampton and Commonwealth of Pennsylvania.

BEING THE SAME PREMISES which Gerda Alexandre and James Delbrune, h/w, by deed recorded 04/23/2013 in Book 2013-1, page 102319, granted and conveyed unto Gerda Alexandre.

Improvements:

Thereon being erected a two-story single dwelling with vinyl siding, shingle roof and attached two-car garage.

Attorneys:

Shapiro & DeNardo, LLC

No. 48

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2016-08008**

Location:

408 Summit Street, Bethlehem, PA 18015

Parcel ID:

P6SW3B/9/4/0204

Reputed Owner:

Michael Stewart

ALL THAT CERTAIN messuage, tenement and lot or piece of land situate in the City of Bethlehem, County of Northampton and State of Pennsylvania.

TITLE TO SAID PREMISES is vested in Terry L. Stewart and Michael Stewart, h/w, by deed from Terry L. Stewart, Executrix of the Estate of Marvin C. Heller, Sr. a/k/a Marvin C. Heller, deceased, said deed being dated 01/17/2003 and recorded 01/17/2003 in Book 2003-1, page 21640. By virtue of Terry L. Stewart's death on or about 12/04/2011, her ownership interest was automatically vested in the surviving tenant by the entirety.

Improvements:

Thereon being erected a two-story half-double dwelling with aluminum siding, shingle roof and detached two-car garage.

Attorneys:

Phelan Hallinan Diamond & Jones, LLP

No. 49

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2016-02409**

Location:

11 West 2nd Street, Unit 123, Bethlehem, PA 18015

Parcel ID:

P6/2/123/0204

Reputed Owners:

Melissa E. Shelly-Pektor a/k/a Melissa E. Shelly Pektor

ALL THAT CERTAIN unit #123 in the Lehigh Riverport Condominium, situate in the City of Bethlehem, County of Northampton and Commonwealth of Pennsylvania.

TITLE TO SAID PREMISES is vested in Melissa E. Shelly-Pektor by deed from Lehigh Riverport Realty,

L.P. s/b/m to Lehigh Riverport Development, LLC, said deed being dated 10/23/2006 and recorded 12/27/2006 in Book 2006-1, page 531740.

Improvements:

Thereon being a residential condominium unit located inside a converted commercial warehouse structure with brick exterior and flat roof.

Attorneys:

Phelan Hallinan Diamond & Jones, LLP

No. 53

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2015-10205**

Location:

427 West Berwick Street, Easton, PA 18042

Parcel ID:

L9SE4C/26/3/0310

Reputed Owner:

Terrey Property Management Co.

ALL THAT CERTAIN tract or parcel of land and premises situate, lying and being in the City of Easton, County of Northampton and Commonwealth of Pennsylvania.

BEING THE SAME PREMISES which U.S. Bank, N.A., by its indenture dated 11/21/2013 and recorded 12/31/2013 in Book 2013-1, page 330183, granted and conveyed unto Terrey Property Management Co.

Improvements:

Thereon being erected a two-story half-double dwelling with brick exterior and shingle roof.

Attorneys:

Lewis and Walters

No. 54

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2016-08367**

Location:

805 Monocacy Street, Bethlehem, PA 18018

Parcel ID:

P6NW2B/8/6/0204

Reputed Owners:

Heavenly Holdings, LLC and Karin M. Smith a/k/a Karin Smith

ALL THAT CERTAIN message or tenement and lot or piece of land situate in the City of Bethlehem, County of Northampton and State of Pennsylvania.

TITLE TO SAID PREMISES is vested in Heavenly Holdings, LLC, a PA Limited Liability Company, by deed from Joseph R. and Karin M. Smith, said deed dated 12/31/2005 and recorded 03/06/2006 in Book 2006-1, page 90281.

Improvements:

Thereon being erected a two-story half-double dwelling with aluminum siding and brick exterior and slate roof.

Attorneys:

Phelan Hallinan Diamond & Jones, LLP

No. 55

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2016-05940**

Location:

816 Hillside Avenue, Bethlehem, PA 18015

Parcel ID:

P6SE3A/8/3/0204

Reputed Owner:

Melanie Dancho, Executrix of the Estate of James M. Dancho

ALL THAT CERTAIN lot or piece of ground situate on the west side of Hillside Avenue in the City of Bethlehem, County of Northampton and Commonwealth of Pennsylvania.

TITLE IS VESTED in James M. Dancho by deed from James M. Dancho, Executor of the Last Will and Testament of Margaret Dancho, said deed dated 09/15/2003 and recorded 10/02/2003 in Book 2003-1, page 411775. The said James M. Dancho died on 08/13/2015. Thereafter on

08/21/2015 Letters Testamentary were granted to Melanie Dancho, nominating and appointing her as Executrix of the Estate of James M. Dancho.

Improvements:

Thereon being erected a Cape Cod-style dwelling with brick and stucco exterior, shingle roof and attached one-car garage.

Attorneys:

McCabe Weisberg & Conway, PC

No. 56

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2016-01364**

Location:

1011 Pike Street, Easton, PA 18045

Parcel ID:

M8NE3/35/9/0324 and M8NE3/35/10/0324

Reputed Owners:

Randall K. Oakley a/k/a Randall Oakley a/k/a Randy Oakley; Barbara Jo Oakley a/k/a Barbara J. Oakley; and USA

ALL THAT CERTAIN parcel of land in the Township of Palmer, County of Northampton and Commonwealth of Pennsylvania.

BEING THE SAME PREMISES which Jose A. Echevarria, married, by deed dated 02/28/2005 and recorded 03/07/2005 in Book 2005-1, page 81899, granted and conveyed unto Randy Oakley and Barbara Jo Oakley, h/w. ALSO BEING THE SAME PREMISES which Township of Palmer by quit claim deed dated 04/16/2007 and recorded 06/22/2007 in Book 2007-1, page 231480, granted and conveyed unto Randy Oakley and Barbara Jo Oakley, h/w.

Improvements:

Thereon being erected a two-story single dwelling with vinyl siding and shingle roof; also a second parcel of vacant land.

Attorneys:

Powers Kirm & Associates, LLC

No. 57

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2016-08715**

Location:

4466 Meadow Drive, Nazareth, PA 18064

Parcel ID:

L7/5/16-46/0418

Reputed Owner:

Lakehouse Eastshore II, Ltd.

ALL THAT CERTAIN lot or parcel of land situate on the northerly side of Meadow Drive in the Township of Lower Nazareth, County of Northampton and Commonwealth of Pennsylvania.

BEING THE SAME PREMISES which Francine M. Fillmore, by deed dated 10/04/2007 and recorded 10/05/2007 in Book 2007-1, page 367996, granted and conveyed unto Lakehouse Eastshore II, Ltd.

Improvements:

Thereon being erected a two-story single dwelling with vinyl siding and brick exterior, shingle roof and attached two-car garage.

Attorneys:

Martson Law Offices

A Schedule of Distribution will be filed by the Sheriff thirty days from the date of the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten days from the date of filing the Schedule of Distribution.

DAVID J. DALRYMPLE
Sheriff

Northampton County,
Pennsylvania

DAVID J. CERAUL, ESQUIRE
Solicitor to the Sheriff

Apr. 13, 20, 27

PARALEGAL POSITION

IMMEDIATE OPENING for a Paralegal. Experience in Plaintiff Personal Injury work preferred. Responsible for all aspects of the case, including extensive client contact, investigation, file development, pleadings, discovery, trial preparation and appeals. Additional requirements include the ability to work independently and excellent computer skills, including Word, Excel, and case management software, i.e. Amicus and PC Law helpful. Salary based upon experience. Health, dental and eye benefits, IRA employer match and bonus based upon performance.

E-mail or mail resume in confidence to:

Pfeiffer & Bruno, P.C.
P.O. Box 468
Easton, PA 18044-0468
E-mail: sdocker@pbmdlaw.com

No telephone calls please.

Apr. 13, 20, 27

SCHOOL SOLICITOR WANTED

The Lehigh Career & Technical Institute, a public school located in Schnecksville, PA is issuing a *Request for Proposal for Legal Services* to search for a replacement for our retiring School Solicitor. The RFP can be obtained by contacting Patricia T. Bader via e-mail baderp@lcti.org or (610) 799-1313.

The submission due date of the RFP is Friday, April 21, 2017 at 2 p.m.

Apr. 13

**GEORGEANNA RAMOS, Plaintiff v. JAMES FRASCA and
FEDERAL EXPRESS CORP., Defendants**

Preliminary Objections—Punitive Damages—Motor Vehicle Accident.

Plaintiff filed a complaint alleging that Defendant James Frasca, an employee of Defendant Federal Express Corp. (“FedEx”), was driving a FedEx truck at a high rate of speed while using a handheld electronic tracking device when he crashed into Plaintiff’s vehicle. Plaintiff sought punitive damages in her complaint.

Defendants filed preliminary objections, asserting that Plaintiff’s claim for punitive damages should be stricken. The Court analogized the case to a previous case in Northampton County in which a request for punitive damages was not stricken when the complaint alleged that the defendant was driving at a high rate of speed while texting on a cell phone. In applying the same rationale as was applied in the previous case, the Court overruled Defendants’ objections.

In the Court of Common Pleas of Northampton County, Pennsylvania,
Civil Action—No. C-48-CV-2016-1166.

GREGORY L. SCHELL, ESQUIRE, for Plaintiff.

MATTHEW T. PISANO, ESQUIRE, for Defendants.

Order of the Court entered on August 5, 2016 by BELTRAMI, J.

ORDER

AND NOW, this 5th day of August, 2016, “Defendants’ Preliminary Objections to Plaintiff’s First Amended Complaint” (“Preliminary Objections”), filed on April 11, 2016, are hereby OVERRULED. Defendants shall file an answer to Plaintiff’s “First Amended Complaint in Civil Action” (“Amended Complaint”) within twenty (20) days.

STATEMENT OF REASONS

This matter was submitted to the Court at Argument Court on July 26, 2016, for disposition on the parties’ briefs. On March 24, 2016, Plaintiff filed an Amended Complaint in which she alleges the following facts. On March 4, 2014, Defendant James Frasca (“Frasca”) was, while in the scope of his employment with Defendant Federal Express Corp. (“FedEx”), operating a vehicle owned by FedEx when he rear-ended the vehicle that Plaintiff was operating, causing her to suffer personal injuries. (Am. Compl. ¶¶4-7.) Plaintiff avers that FedEx uses an electronic and/or computer system to track package and delivery information. (*Id.* ¶¶13-14.) FedEx provides its drivers with electronic and/or computer devices that can access and interact with this system. (*Id.* ¶14.) According to Plaintiff, Frasca was using either a cell phone or some other type of electronic or computer device to access the FedEx tracking system at the time he rear-ended her. (*Id.* ¶24.) In Count III of the Amended Complaint, Plaintiff seeks punitive damages.

In their Preliminary Objections, Defendants purport to assert a demurrer to Plaintiff's claim for punitive damages and assert that Plaintiff's allegations that Frasca drove in a "careless manner" should be stricken from the Amended Complaint. (*See* Am. Compl. ¶¶9(g), 11(g).) On April 11, 2016, Defendants filed their Brief. On May 24, 2016, Plaintiff filed a Brief in opposition to the Preliminary Objections. The next day, Plaintiff filed a Response to the Preliminary Objections. On June 13, 2016, Defendants filed a Reply Brief.

Defendants' Reply Brief contains several irregularities that should be addressed. First, Defendants assert that after filing their Preliminary Objections, they allowed "the lapse of the thirty[-]day response period as per the Rules of Civil Procedure" before filing their Praeceptum for Argument on May 19, 2016. (Reply Br. 1.) Defendants go on to argue that Plaintiff's Response "is untimely per Local Rule 1028(c)," and, thus, the Court should "reject it in total and grant the Preliminary Objections." (*Id.*)

The Court notes that "no pleading need be filed unless the preceding pleading ... is endorsed with a notice to plead." Pa. R.C.P. No. 1026(a). Defendants' Preliminary Objections were not endorsed with a notice to plead. Thus, Plaintiff was not required to file a response to the Preliminary Objections. Nevertheless, even if the Preliminary Objections had been endorsed with a notice to plead, Plaintiff would not have been required to file a response because "preliminary objections raising an issue under ... [Rule 1028](a)(2) ... or (4) may be determined from facts of record so that further evidence is not required." *Id.* No. 1028(b) Note. Moreover, assuming the "lapse of the thirty[-]day response period" refers to the time in which Plaintiff could have responded to the Preliminary Objections by filing a second amended complaint, as of course, such a complaint would be due in twenty, rather than thirty, days. *Id.* No. 1028(c)(1). Finally, while Defendants claim that Plaintiff violated Northampton County Rule of Civil Procedure 1028(c), it is actually the other way around, given that Defendants filed their Praeceptum for Argument more than twenty days after filing their Preliminary Objections. *See* Local Rule N1028(c)(1).

The second irregularity with regard to Defendants' Reply Brief is its assertion that "[t]here is nothing in the underlying factual investigation, *i.e.* police report, that the Defendant driver was a 'distracted driver' at any material time." (Reply Br. 2.) The Court is required to determine preliminary objections brought under Rule 1028(a)(2) solely from the allegations in the complaint, without any reference to outside facts or evidence, as such objections raise pure issues of law, not issues of fact. *Cf., Wimble v. Parx Casino and Greenwood Gaming & Entertainment, Inc.*, 40 A.3d 174, 179 (Pa. Super. 2012). Thus, Defendants are not permitted to inject new facts into the case via their Reply Brief, and the Court will not consider any such facts. Instead, any such facts must be averred as new matter in a pleading responsive to the Amended Complaint. *See* Pa. R.C.P. No. 1030(a).

Those irregularities having been examined, the Court turns to the next irregularity, Count III of Plaintiff's Amended Complaint. A request for punitive damages is not an independent cause of action to be pleaded in a separate count of a complaint. *See Shanks v. Alderson*, 399 Pa. Super. 485, 489, 582 A.2d 883, 885 (1990). This is because punitive damages are an element of damages *arising out of* a cause of action and, therefore, cannot be a cause of action standing alone. *Kirkbride v. Lisbon Contractors, Inc.*, 521 Pa. 97, 101, 555 A.2d 800, 802 (1989). Nevertheless, Defendants have not raised a preliminary objection to Plaintiff pleading punitive damages as a separate count. Further, no purpose would be served by requiring Plaintiff to file a second amended complaint to plead punitive damages as an element of damages in Counts I and II of the Amended Complaint. Accordingly, Count III of Plaintiff's Amended Complaint will be addressed, at trial, as an element of damages sought for the causes of action asserted in Counts I and II of the Amended Complaint.

With regard to Defendants' demurrers to Plaintiff's request for punitive damages, the Court notes that "[p]reliminary objections in the nature of a demurrer are an inappropriate means by which to challenge the legality of the damages sought in a complaint." *See Hudock v. Donegal Mutual Insurance Company*, 438 Pa. 272, 277 n.2, 264 A.2d 668, 671 n.2 (1970). As the Pennsylvania Supreme Court explained in *Hudock*, "[t]his rule is a sound one because a plaintiff should not be put out of court completely merely because he alleges the wrong measure of damages." *Id.* In *Hudock*, the court treated the defendant's demurrer to, *inter alia*, the plaintiff's claims for punitive damages, as a preliminary objection alleging "inclusion of ... impertinent matter," pursuant to Rule of Civil Procedure 1028(a)(2). *Id.* Accordingly, the Court will treat Defendants' demurrers to Plaintiff's request for punitive damages in the same manner.

To be impertinent, "the allegations must be immaterial and inappropriate to the proof of the cause of action." *Common Cause/Pennsylvania v. Commonwealth*, 710 A.2d 108, 115 (Pa. Commw. 1998).

In Pennsylvania, 'punitive damages are awarded for outrageous conduct, that is, for acts done with a bad motive or with a reckless indifferen[ce] to the interests of others.' Judge Technical Servs., Inc. v. Clancy, 813 A.2d 879, 889 (Pa.Super.2002) (emphasis and internal quotation marks omitted). '[P]unitive damages are penal in nature and are proper only in cases where the defendant's actions are so outrageous as to demonstrate willful, wanton or reckless conduct.' *Empire Trucking*, 71 A.3d at 937 (quoting *Hutchison v. Luddy*, 582 Pa. 114, 870 A.2d 766, 770 (2005)). 'The state of mind of the actor is vital. The act, or the failure to act, must be intentional, reckless or malicious.' *Hutchison*, 870 A.2d at 770.

Sears, Roebuck & Co. v. 69th Street Retail Mall, L.P., 126 A.3d 959, 983 (Pa. Super. 2015) (second alteration in original). For purposes of awarding

punitive damages, Pennsylvania law requires a specific type of recklessness defined in comment *a* to section 500 of the Restatement (Second) of Torts. *Hutchison ex rel. Hutchison v. Luddy*, 582 Pa. 114, 122-23, 870 A.2d 766, 771 (2005). Under that definition, a person acts with recklessness where he “knows, or has reason to know, ... of facts which create a high degree of risk of physical harm to another, and deliberately proceeds to act, or to fail to act, in conscious disregard of, or indifference to, that risk.” *Id.* (quoting *Martin v. Johns-Manville Corp.*, 508 Pa. 154, 494 A.2d at 1097). Therefore, “a punitive damages claim must be supported by evidence sufficient to establish that (1) a defendant had a subjective appreciation of the risk of harm to which the plaintiff was exposed and that (2) he acted, or failed to act, as the case may be, in conscious disregard of that risk.” *Id.* at 124, 870 A.2d at 772.

This Court has previously ruled on the issue of whether a plaintiff may request punitive damages when the defendant is alleged to have been talking on a cell phone while driving. See *Xander v. Kiss*, No. CV-2010-11945, 2012 WL 168326 (C.P. of Northampton Cnty. Jan. 11, 2012). In *Xander*, the Honorable Leonard N. Zito held that allegations that the defendant lost control of his vehicle while speaking on a cell phone were, on their own, insufficient to sustain a request for punitive damages, especially without any “additional indicators of gross negligence or reckless disregard for the rights of others.” *Id.* at *1.

However, the instant case is distinguishable from *Xander* because the allegation here seems to be that Frasca was actively *using* and *looking at* an electronic device while driving. (See Am. Compl. ¶¶14, 24.) Rather than talking on a cell phone, this conduct is more in line with texting on a cell phone, an activity that requires a driver to be reading a text message on the phone’s screen or typing a text message using a keyboard or screen on the phone. Thus, the Court equates the allegations here with allegations that a driver was texting while driving. See *Rockwell v. Knott*, 32 D. & C.5th 157, No. 12 CV 1114, 2013 WL 10215759, at *8 (C.P. of Lackawanna Cnty. Aug. 13, 2013) (“Texting while driving significantly increases the degree of driver distraction since it requires the motorist to completely divert his or her attention from the roadway as [s]he focuses upon the mobile device. As such, texting poses a much greater risk to pedestrians and other motorists than speaking on a cell phone.”).

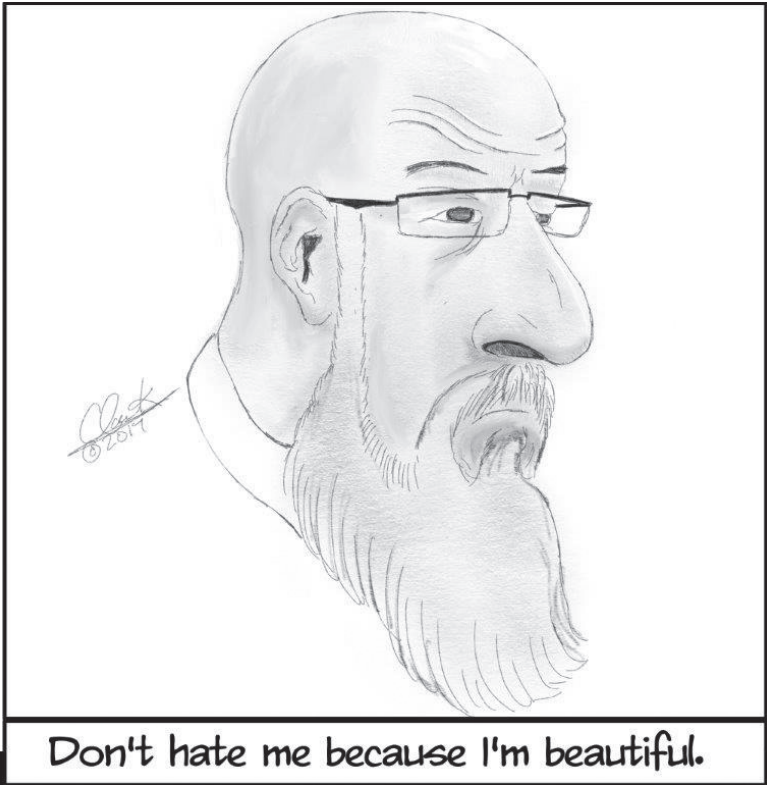
The undersigned has previously held, in a case involving allegations that the defendant was texting while driving, that “receiving or sending a text message requires the driver to look away from the road for what can be a critical period of time. While texting alone may not warrant an award of punitive damages in any given case, ... texting while operating [a vehicle] ‘at a high and excessive rate of speed’” may. *Werner v. Zeruth*, C-48-CV-2013-2349, slip. op. (C.P. of Northampton Cnty. Dec. 2, 2013) (quoting the plaintiff’s complaint). In this case, Plaintiff alleges that Fra-

sca was operating his vehicle “at a speed which was too fast in order to stop before the collision with Plaintiff’s vehicle.” (Am. Compl. ¶23.)

At this early stage of the case, the parties have not yet had the chance to engage in discovery to determine whether evidence exists to substantiate Plaintiff’s allegations. While it is true that “the [C]ourt must determine whether the plaintiff has presented sufficient evidence to support a punitive damage award before submitting the issue of such damages to the jury,” the Court can only perform this function once discovery is complete and a motion for summary judgment has been filed. *Doe v. Wyoming Valley Health Care System, Inc.*, 987 A.2d 758, 768 (Pa. Super. 2009). Given the above-mentioned facts, the Court cannot determine that punitive damages are impertinent to Plaintiff’s causes of action at this stage of the proceeding. Accordingly, Defendants’ objection to Plaintiff’s request for punitive damages must be overruled.¹

Finally, as to Plaintiff’s allegations that Frasca drove “in a careless manner in violation of Section 3714 of the Motor Vehicle Code,” “[t]he language ‘careless disregard,’ as used in th[at] statute, set the level of culpability of the statutory offense at less than willful and wanton conduct, but more than ordinary negligence or the mere absence of care under the circumstances.” *Commonwealth v. Cathey*, 435 Pa. Super. 162, 164, 645 A.2d 250, 250 (1994). In this case, Plaintiff must prove something “more than ordinary negligence” in order to prevail in her request for punitive damages. For that reason, the allegations of careless driving, as defined in the Vehicle Code, are not impertinent to her causes of action, and Defendants’ objection to those allegations must likewise be overruled.

¹ Of course, this ruling is without prejudice to Defendants to move for summary judgment if Plaintiff is unable to establish these facts during discovery.





PERIODICAL PUBLICATION

*** Dated Material. Do Not Delay. Please Deliver Before Monday, April 17, 2017**